



To: Planning Board  
From: Jason Foster, Community Development Administrator  
Date: July 2, 2024  
Subject: Staff Report for the proposed re-plat of 1831 N. Belleview Drive

### Summary of the Request

The applicants, Shane Smith and Brianne Junuszyk, owners of 1831 N. Belleview Drive, are requesting approval of a re-plat of the aforementioned property. The existing conditions are two separate lots, lot 124 is 0.5435 acres and lot 125 is 0.5423 acres. The applicant's request is to combine the two lots into one, creating what would become lot 125A totaling 1.0858 acres. This proposal cleans up the property not only with Greene County, but with the City of Bellbrook as well. Considering the house crosses the property line, staff believes this is a more than reasonable request.

### Applicant Information

Shane Smith and Brianne Januszyk, owners of 1831 N. Belleview Drive  
Surveyor: Donovan Benson of B A Land Professionals

### Current Zoning District

R-1A

### Parcel Identification

L35000100100006200 and L35000100100006300

### Additional Actions or Next Steps to be taken by the City

If the proposed re-plat is approved, the applicant will record the re-plat with Greene County

### Applicant's Reason for the Request

Combining two lots into one.

<b>Surrounding Land Use within 1,000 Feet</b>
Residential
<b>Previous Related Development Decisions in the Immediate Area (3-5 Years)</b>
N/A
<b>Comprehensive Plan Applied to the Geographical Area</b>
N/A
<b>Existing Public Utilities</b>
All public utilities are on site
<b>Soil Survey Data</b>
N/A
<b>Classification of Streets, Traffic Volumes &amp; Direction, Planned Improvements</b>
N/A
<b>Flood Plain Information</b>
N/A
<b>Comments from City and County Agencies</b>
N/A
<b>Supporting Maps &amp; Graphics</b>
Attached to packet
<b>Staff Recommendation</b>
Staff recommends the Planning Board consider this request.